

TENANT SECURITY PATROL

COULD YOU PLEASE GIVE ONE HOUR OF YOUR TIME AND VOLUNTEER TO BE ON THE TENANT SECURITY PATROL? Your only responsibility is to carry a flashlight and walk, WITH A PARTNER, around the A and B building grounds, parking lot and lobby. The hour goes quickly -- and you are so desparately needed. PLEASE VOLUNTEER as so many of your other neighbors have done.

NAME _____ APT. _____ PHONE _____

HRS/DAYS AVAILABLE _____

PARTNER _____

(leave blank if you have no preference)

Return to: Lynne Quance, A2012 (Hrs. of Patrol = 7-12PM)

A MAN WAS MURDERED ON THE 5th FLOOR OF D-BUILDING, SUNDAY THE 7th OF FEBRUARY AT APPROXIMATELY 4:15 P.M.

BEFORE HE DIED HE SAID: "I've been mugged in the elevator!"
"I'm going to die! Oh my Lord!"

WHAT ARE GOING TO DO TO PROTECT YOURSELF? WHAT ARE YOU GOING TO DO TO COMPEL THE MANAGEMENT INTO PROVIDING ADEQUATE PROTECTION FOR YOU AND YOUR FAMILY??

THIS BUILDING HAS BECOME A TARGET. IN THE LAST FEW MONTHS MUGGINGS HAVE INCREASED. NOW MURDER! YOU COULD BE NEXT. COME TO DISCUSS BUILDING AND PARKING LOT SECURITY, WEDNESDAY, 8 P.M., LOBBY D-BUILDING. (2-10-74)

AD HOC TENANTS COMMITTEE ON SECURITY

NEW JERSEY
RENTAL: 484-8300
MANAGEMENT: 484-0070

NEW YORK
WOrth 4-5450

COLONNADE & PARK REALTY CO.

381 BROAD STREET

NEWARK, N.J. 07104

February 22, 1971

Dear Colonnader:

Because it has been impossible for us to speak or write individually to every resident within the past few weeks, we wish to inform you in this letter of some of the steps that are being taken to increase security in and around the buildings:

1. We have already increased our Guard Staff by four additional men; we are continuing to interview and screen applicants.
2. We issued a directive to our Guards and other personnel reminding them that the buildings must be kept locked on a 24 hour basis despite the inconvenience to some residents.
3. We have instituted a policy of questioning all strangers in and around the buildings regardless of whether or not some legitimate visitors may be offended by being challenged.
4. We hope to let a contract for the installation of a closed circuit monitoring system on all elevator cabs, entrances, and laundry rooms within a few days.
5. We have issued a purchase order to the Essex Sign Company for additional directional and entrance door signs.
6. We have requested Broadway Maintenance to make a survey of the exterior lighting around the buildings and parking lots and to give us the benefit of their professional suggestions on lighting.
7. We have asked the Couch Intercommunication System Company for their suggestions on how our present house communication system can be improved and/or modified.
8. We are investigating to see whether other types of parking gate controls are available on the market that are not so easily vandalized and put out of commission.
9. Last, but not least, we have appealed to the Newark Police to give us any additional help possible.

MAR 20 1971

Dear Colonnader

- 2 -

February 22, 1971

Some of the above steps will involve expenditures running into thousands of dollars. Naturally, this cost will, of necessity, have to be borne in some part by all of our residents.

Many of our residents have demanded that we (1) arm the guards, (2) maintain police or "killer" dogs on the premises, and (3) surround the property with a high barbed wire fence.

While we have not definitely ruled out any of the above steps, all of these measures seem extreme to us; and we do not wish to do anything without careful consideration of all of the ramifications which may be involved.

We need your cooperation in seeing that:

- A. Your apartment door is properly locked at all times. (We continue to find unlocked apartments.)
- B. You close the entrance doors as you leave.
- C. You inform your friends and visitors that they may expect to be questioned when visiting the buildings.
- D. You do not "buzz" any of the doors open without first knowing whom you are letting in the building. (This is a constant problem.)
- E. You do not hold open a door or let a stranger into the buildings -- even at the risk of seeming impolite.
- F. You instruct your children that they cannot prop open the doors or let strangers into the buildings
- G. You take a minimum of the Guard's time with unnecessary requests, and that you do not forget your apartment door key.

Unless we get everyone's cooperation, it will be impossible to achieve our common objectives of more secure buildings.

Very truly yours,

COLONNADE PARK REALTY CO.

James Desdunes
James Desdunes
Manager

JD:dt

AD HOC COMMITTEE ON TENANT SECURITY
(AHCTS)

!! BULLETIN !! !! BULLETIN !! !! BULLETIN !!

THIS BULLETIN IS DESIGNED TO KEEP THE RESIDENTS OF THE COLONNADES INFORMED ABOUT THE CONTINUING ACTIVITIES OF THE AD HOC COMMITTEE ON TENANT SECURITY. LISTED BELOW ARE THE APARTMENT AND TELEPHONE NUMBERS OF THE PERSONS YOU MAY CONTACT FOR FURTHER QUESTIONS.

* Our door-to-door canvass the nights of February 11 & 12, of tenant security complaints, taken to inform us and management of the precise nature of the security problems, was highly successful. With the assistance of almost 50 residents, our canvass resulted in 479 completed survey forms, or about 38.5% of the 1240 dwelling units in the Colonnade Park Apartments. The survey form requested tenants to catalogue any incidents that have occurred for the last two years. Preliminary tabulation yields the following data:

--there have been 5 robberies from the person in the buildings, and 48 robberies from the person on the grounds of the buildings;

--there have been 23 burglaries of apartments, some of them accomplished by forcible entry;

--45 cars have been stolen from the grounds, and there have been 312 incidents of vandalism to cars.

Undoubtedly our canvass would have yielded many more incidents if we had been able to reach 100% of the dwelling units.

* On February 17th, seven members of the AHCTS met with Mr. James Desdunes, Mr. Anthony Rizzo, and Mr. James Stein of the Chicago office. We presented to them the results of our canvass, repeated our initial set of proposals, and tried to convey the tenants' insistence that immediate steps be taken. They told us that, although the buildings lost approximately \$30,000 last year, they were contemplating new equipment and manpower costing approximately \$100,000. Management's security expert -- an ex-lieutenant from the Chicago police -- is now reassessing the number, scheduling and job duties of the present guards. He is also preparing a comprehensive security report for the Colonnade management. Management will write to us by March 1 giving us a full explanation of the steps taken to improve tenant security.

* ON THURSDAY, MARCH 4 AT 8:00 PM IN THE MCKINLEY SCHOOL (off 7th Ave behind C & D bldgs) A PUBLIC HEARING FOR ALL TENANTS HAS BEEN SCHEDULED. IT IS TERRIBLY IMPORTANT FOR YOU TO COME, MEET WITH US, AND BE BROUGHT FULLY UP-TO-DATE ON EVENTS SO FAR. WE NEED YOU TO HELP US DECIDE WHAT WE HAVE TO DO IN ORDER TO MAKE COLONNADE PARK SAFE FOR ITS TENANTS. PLEASE COME -- MARCH 4th, 8:00 PM.

Public Service Bus Company has again agreed to transport A and B tenants on the #118 New York bus that leaves the A building at 7:50 PM. A car pool will also be available to return tenants to A and B after the meeting.

* The AHCTS requests that all complaints made to management regarding tenant SECURITY (e.g., broken door locks or intercoms, broken lights in parking lots or on the grounds), be reported to: Hilda Templeton, 484-7507 or Lynne Quance, 482-4262 (evenings), SO IT CAN BE RECORDED.

* Also feel free to contact the following with comments:
AB= Allen Hornstein, 483-7979 and Pete Millington, 484-6244;
CD= Don Granick, 484-8615 or John Thomas, 484-9047.
SECURITY = AB = Lynne Quance, 482-4262;
CD = Sandra Katz, 484-9320

AD HOC COMMITTEE ON TENANT SECURITY
(AHCTS)

!! BULLETIN !! !! BULLETIN !! !! BULLETIN !!

THIS BULLETIN IS DESIGNED TO KEEP THE RESIDENTS OF THE COLONNADES INFORMED ABOUT THE CONTINUING ACTIVITIES OF THE AD HOC COMMITTEE ON TENANT SECURITY. LISTED BELOW ARE THE APARTMENT AND TELEPHONE NUMBERS OF THE PERSONS YOU MAY CONTACT FOR FURTHER QUESTIONS OR COMMENT.

* TWENTY-THREE DAYS HAVE PASSED SINCE THE MURDER OF MR. BARRISH, BUT THE HARD, COLD TRUTH IS THAT THERE HAS BEEN NO SIGNIFICANT IMPROVEMENT IN TENANT SECURITY AT COLONNADE PARK. Taken at its best, management's February 22nd letter to all of us merely recites some things that may (or may not) be done -- BUT NOTHING HAS HAPPENED YET. In fact, some of the statements made in management's letter are MISLEADING, while other statements made in the letter are INCONSISTENT with previous statements made to AHCTS. For example:

--Management's statement that "We have already increased our Guard Staff by four additional men ..." is terribly MISLEADING. On account of labor union work rules, management must hire 4 for each guard-position that is to be filled around-the-clock. So, we only have the benefit of one additional around-the-clock guard even though management has to hire 4 men.

--Management's letter states that they are still investigating various parking lot gate controls. This statement is wholly CONTRADICTORY to a previous statement to AHCTS by management that they had "no intention" whatsoever of "putting more money into the parking lot gates".

Because of restrictions inherent in the print media, this "BULLETIN" cannot be and is not the best forum for discussing, analyzing and questioning management's proposed steps. But, it is important that we do get together and pool our knowledge and experience so that we can expose misleading and inconsistent proposals. MANAGEMENT MUST BE MADE TO UNDERSTAND THAT ACTION, AND ONLY ACTION, NOT PROMISES, NOT HOPES, NOT REQUESTS, NOT INVESTIGATIONS, WILL PROVIDE TENANT SECURITY.

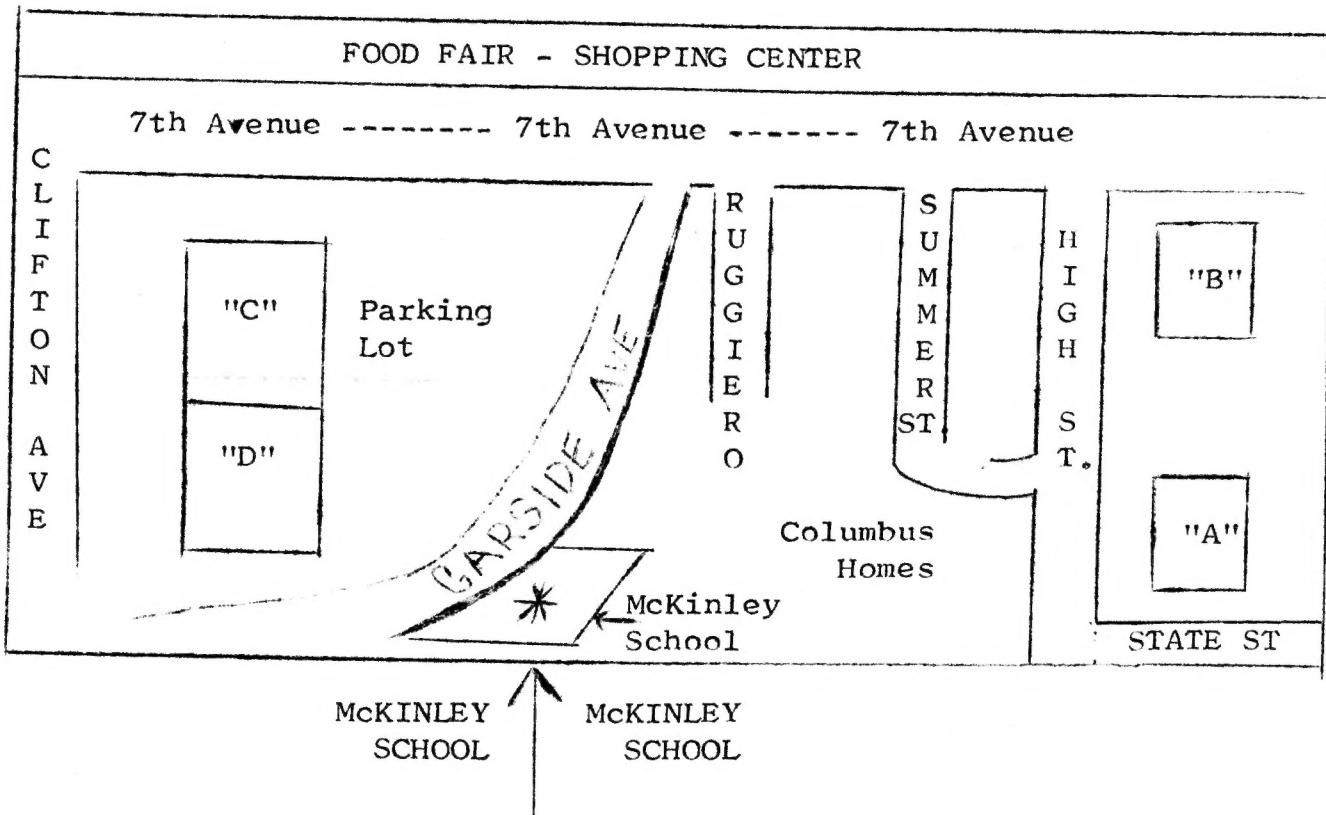
* So that we do have our own forum for pooling our knowledge and experience, AHCTS has arranged a Colonnade Security Hearing on Thursday, March 4th at 8:00 PM in the auditorium of McKinley School. IF YOU CAN'T TRUTHFULLY SAY THAT YOU NOW FEEL SECURE -- and you really can't, since nothing has been done since Mr. Barrish was killed -- THEN YOU OWE IT TO YOURSELF, YOUR FAMILIES, AND YOUR NEIGHBORS TO ATTEND THE COLONNADE SECURITY HEARING. REMEMBER - THURSDAY, MARCH 4th, AT 8:00 PM IN THE AUDITORIUM OF MCKINLEY SCHOOL. The location of the school is diagrammed on Page 2 of this BULLETIN. Buses and a car pool will be leaving from A and B Buildings, and there will be police and tenant escorts from C and D Buildings. Watch for posted signs Thursday.

* AHCTS recently sent letters to all those tenants who had participated in the Security Patrol telling them that the Security Patrol was being disbanded, effective March 1, 1971. The reason is best stated in this quote from our letter of thanks:

--"The AHCTS now feels that it is the time to hand management the ball they should have been carrying all along. The longer we assume the responsibility for our own security the longer we postpone management's responsibility TO US. We wish to extend our thanks for your support and hope that even though the patrols will end, that your interest will remain high..."

continued.....

DIRECTIONS TO MCKINLEY SCHOOL



PLEASE COME AND MEET WITH COUNCILMAN FRANK MEGARO AND
MR. MARTIN ARANOW, PRESIDENT, NEW JERSEY TENANTS'
ASSOCIATION.

For further information, comment or questions, contact:

CD	Hilda Templeton, 484-7507	or	Clarence Gillian, 484-5777
CD	Don Granick, 484-8615	or	John Thomas, 484-9047
AB	Alan Hornstein, 483-7979	or	Pete Millington, 484-6244

1. Have you or your family been assaulted in or around the Colonnades?

Yes
No

daylight hrs
after dark date

DID YOU REPORT INCIDENT
TO: police doctor
management

2. Have you been threatened with assault but not assaulted?

Yes
No

Daylight hrs
After dark date

police doctor
management

3. Have you had money or other effects on your person taken from you?

Yes
No

Daylight hrs
After dark date

police doctor
management

What was taken _____ \$ _____

Value _____

WHERE DID THE INCIDENT OCCUR:

Apartment or Hallway
 Parking Area

Lobby, elevator, laundry
 pavilion or surrounding grounds

HAS MORE THAN ONE INCIDENT OCCURRED? HOW MANY? _____

Shopping area adjacent to or street within view of pavilion

CONCERNING YOUR AUTOMOBILE WHILE PARKED ON COLONNADE PROPERTY:

4. Car taken. Date _____ Approx. time _____ Value \$ _____

phone _____

5. Items taken from car. Date _____ Approx. time _____ Value \$ _____

6. Car otherwise damaged by vandals. Date _____ Approx. time _____ Value \$ _____

7. Did you report incident: Police Management

apartment No. _____

HAS MORE THAN ONE INCIDENT OCCURED? HOW MANY? _____

CONCERNING YOUR APARTMENT:

8. Has your apartment been broken into? YES NO Approx time _____ Date _____

signature _____

9. Has there been attempted illicit entry? YES NO Approx time _____ Date _____

10. Have Items been taken from your apartment? YES NO Approx time _____ Date _____

What was taken? \$ _____ value _____

11. Did you report incident to: Police Management

12. Was there more than one incident? _____ How many _____